

SABRC Alternatives Cost Analysis

<u>Option</u>	<u>Income</u>	<u>Expense</u>	<u>Net Benefit</u>
1a Sell Gates and renovate 600 CJC			-\$11,500,000
Sell Gates for residential development	\$3,200,000		\$3,200,000 adds tax base
Sell CoA property	\$300,000		\$300,000
Renovate Town Hall for Town Admin		\$6,000,000	-\$6,000,000 \$300 per ft
School admin goes to an elem school		\$900,000	-\$900,000 \$200 per ft
Recr returns to HS plus another facility		\$600,000	-\$600,000 \$200 per ft
Build new COA		\$7,500,000	-\$7,500,000 \$520 per ft
Demolish Police and Fire Buildings		\$125,000	-\$125,000 \$7.50 per ft & \$25k for ESA conting.
Improve traffic flow at intersection			\$0
1b Sell Gates and Build Complex at 600 CJC			-\$18,425,000
Sell Gates for residential development	\$3,200,000		\$3,200,000 adds tax base
Sell CoA property	\$300,000		\$300,000
Reno. Town Hall		\$6,000,000	-\$6,000,000 \$300 per ft
Expand TH for Sch Admin & Recr.		\$8,300,000	-\$8,300,000 \$300 per ft
Build new COA		\$7,500,000	-\$7,500,000
Demolish Police and Fire Buildings		\$125,000	-\$125,000
Improve traffic flow at intersection			\$0
1c Sell Gates and Build Complex at 600 CJC			-\$23,925,000
Sell Gates for residential development	\$3,200,000		\$3,200,000
Sell CoA property	\$300,000		\$300,000
Build new building for (50,000 sqft) for Town & School Admin and Recr.		\$19,800,000	-\$19,800,000 \$520 per ft
Build new COA		\$7,500,000	-\$7,500,000
Demolish Police and Fire Buildings		\$125,000	-\$125,000
Improve traffic flow at intersection			\$0
2a Renovate Gates & sell 600 CJC - Alt 1			-\$24,800,000
Demolish C and A wings			\$0
Renovate for TH, School Admin, Recr.		\$19,800,000	-\$19,800,000

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Build new CoA on Gates property	\$7,500,000	\$7,500,000
Sell 600 CJC	\$2,500,000	\$2,500,000
Sell COA	\$300,000	\$300,000

2b Renovate Gates & sell 600 CJC - Alt 2 **-\$21,200,000**

Demolish C wing		\$0
Renovate for TH, School Admin, Recr., CoA	\$23,700,000	-\$23,700,000
Sell 600 CJC	\$2,500,000	\$2,500,000
Sell COA	\$300,000	\$300,000

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3a	Renovate Gates & keep 600 CJC - Alt 1			-\$18,900,000
	Demolish C and A wings			\$0
	Renovate for TH, School Admin, Recr.	\$11,400,000	-\$11,400,000	\$300 per ft
	Build new CoA on Gates property	\$7,500,000	-\$7,500,000	
	Clear 600 CJC and build playing fields			\$0
	Sell COA	\$300,000		\$300,000
	Improve traffic flow at intersection			\$0
3b	Renovate Gates & keep 600 CJC - Alt 2			-\$23,700,000
	Demolish C wing			\$0
	Renovate for TH, School Admin, Recr., CoA	\$23,700,000	-\$23,700,000	\$300 per ft
	Clear 600 CJC and build playing fields			\$0
	Sell COA	\$300,000		\$300,000
	Improve traffic flow at intersection			\$0
4a	Demolish Gates and Build new Town Campus			-\$25,500,000
	Demo all Gates buildings	\$700,000	-\$700,000	
	Construct new complex for TH, School Admin, & Recr.	\$19,800,000	-\$19,800,000	\$520 per ft
	Build new CoA	\$7,500,000	-\$7,500,000	
	Sell 600 CJC	\$2,500,000		\$2,500,000
	Sell COA	\$300,000		\$300,000
4b	Demolish Gates and Build new Town Campus			-\$28,000,000
	Demo all Gates buildings	\$700,000	-\$700,000	
	Construct new complex for TH, School Admin, & Recr.	\$19,800,000	-\$19,800,000	
	Build new CoA	\$7,500,000	-\$7,500,000	
	Clear 600 CJC for future fields			\$0
	Improve traffic flow at intersection			\$0